

LEGAL DESCRIPTION

Of a 183.665 acres tract of land out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325 and Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, both in Parker County, Texas; being part of a certain 225.786 acres tract described in Document No. 202118963 of the Official Public Records of Parker County, Texas; and being further described by metes and bounds as follows:

Beginning at a found 1/2" iron rod at the northeast corner of the J. Johnson Survey, Abstract No. 751, and at an ell corner of said J.H. Lewis Survey and at an ell corner of said 225.786 acres tract for the beginning corner of this tract.

Thence N. 88 deg. 12 min. 40 sec. W. 543.30 feet along the north line of said J. Johnson Survey to a found 1/2" iron rod with cap (PRICE SURVEYING) at the most westerly southwest corner of said J.H. Lewis Survey for the most westerly southwest corner of this and said 225.786 acres tract.

Thence N. 00 deg. 17 min. 08 sec. W. 1621.32 feet to a cross-tie post at the northwest corner of said J.H. Lewis Survey and at the southwest corner of said Section No. 135 for a corner of this and said 225.786 acres tract.

Thence N. 00 deg. 20 min. 16 sec. W. 735.32 feet along the west line of said Section No. 135 to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of a certain tract described in Document No. 201324779 of said Official Public Records for the most westerly northwest corner of this and said 225.786 acres tract.

Thence S. 89 deg. 28 min. 01 sec. E. 1057.36 feet to a 2" steel post at the most southerly southeast corner of said tract described in Document No. 201324779 for an ell corner of this and said 225.786 acres tract.

Thence N. 00 deg. 12 min. 47 sec. E. 660.89 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at an ell corner of said tract described in Document No. 201324779 for the most northerly northwest corner of this and said 225.786 acres tract.

Thence N. 89 deg. 23 min. 40 sec. E. 1592.91 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the north line of said 225.786 acres tract and at the northwest corner of Lot 1 of Saddlecrest Estates, Phase 1, according to plat recorded in Cabinet E, Slide 770 of the Plat Records, for the most northerly northeast corner of this tract.

Thence S. 00 deg. 11 min. 18 sec. W. 357.24 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 2 of said Phase 1 for an ell corner of this tract.

Thence S. 89 deg. 48 min. 42 sec. E. 459.90 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Old Agnes Road (paved) and at the southeast corner of said Lot 2 for the most easterly northeast corner of this tract.

Thence S. 00 deg. 02 min. 07 sec. E. 60.00 feet along the west right of way line of said Old Agnes Road to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 3 of said Phase 1 for a corner of this tract.

Thence N. 89 deg. 48 min. 42 sec. W. 467.52 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 3 for an ell corner of this tract.

Thence S. 00 deg. 11 min. 18 sec. W. 2639.38 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of Lot 17 of said Phase 1 for an ell corner of this tract.

Thence S. 89 deg. 48 min. 42 sec. E. 462.69 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) in the west right of way line of Jupiter Trail (paved) and at the southeast corner of said Lot 17 for a corner of this tract.

Thence S. 00 deg. 00 min. 35 sec. E. 60.00 feet along the west right of way line of said Jupiter Trail to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northeast corner of Lot 18 of said Phase 1 for the most easterly southeast corner of this tract.

Thence N. 89 deg. 48 min. 42 sec. W. 322.74 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 18 for an ell corner of this tract.

Thence S. 00 deg. 11 min. 18 sec. W. 245.43 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the southwest corner of said Lot 18 and in the north line of Lot 19 of said Phase 1 for the most southerly southeast corner of this tract.

Thence N. 89 deg. 48 min. 42 sec. W. 229.67 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at the northwest corner of said Lot 19 and in a west line of said J.H. Lewis Survey and said 225.786 acres tract for the most southerly southwest corner of this tract.

Thence N. 00 deg. 55 min. 15 sec. E. 29.30 feet to a found 3/8" iron rod at an ell corner of said J.H. Lewis Survey for an ell corner of this and said 225.786 acres tract.

Thence S. 89 deg. 33 min. 30 sec. W. 1991.17 feet to a found 1/2" iron rod with cap (PRICE SURVEYING) at a corner of said J.H. Lewis Survey and in the east line of said J. Johnson Survey and at a corner of said 225.786 acres tract for a corner of this tract.

Thence N. 00 deg. 16 min. 00 sec. E. 306.31 feet to the place of beginning.

OWNER'S CERTIFICATE

That I, CRV INVESTMENTS, LLC, the owner of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as SADDLECREST ESTATES, PHASE 2. This plat being a subdivision of 183.665 acres out of the Fractional Part of Section No. 136, T. & P. RR. Co. Survey (J.H. Lewis Survey), Abstract No. 2325 and Section No. 135, T. & P. RR. Co. Survey, Abstract No. 1520, both in Parker County, Texas. I, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

I do hereby certify that this tract is not within the Extraterritorial Jurisdiction of any Incorporated City or Town.

EXECUTED THIS THE 17th DAY OF June, 2021

BY: [Signature]
C. RYAN VOORHEES, Managing Member

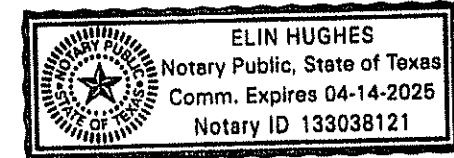
STATE OF TEXAS

COUNTY OF Parker

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. RYAN VOORHEES known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this 17 day of June, 2021

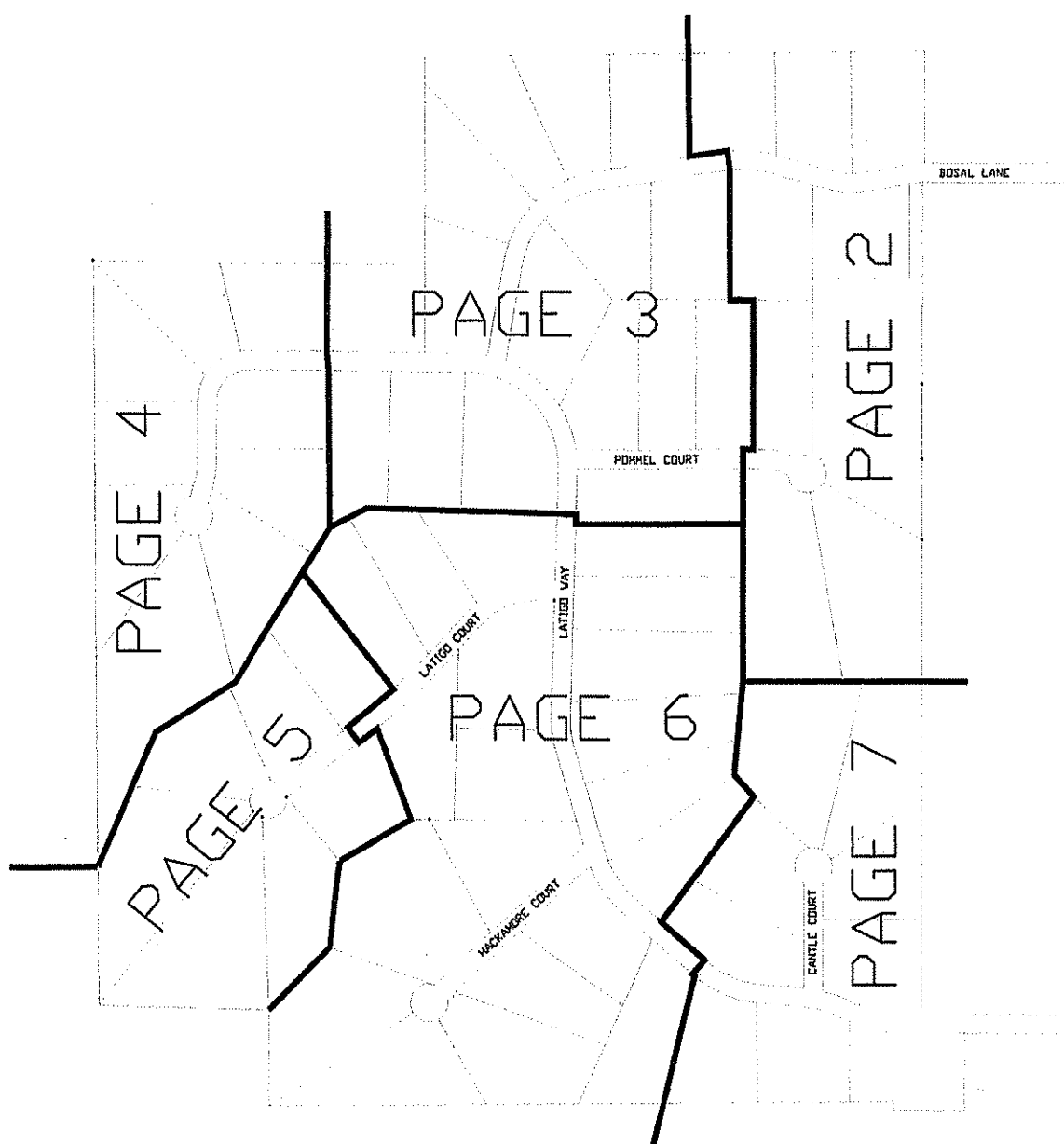
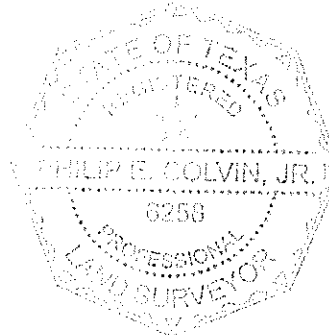
[Signature]
Signature



SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on APRIL 23, 2021.

[Signature]
Philip E. Colvin, Jr., R.P.L.S. No. 6258
JN21121 171184.crd FN210621



THE STATE OF TEXAS

COUNTY OF PARKER

APPROVED BY THE COMMISSIONER'S COURT OF PARKER COUNTY, TEXAS,

ON THIS THE 14 DAY OF June, 2021.

[Signature]
COUNTY JUDGE

[Signature]
COM. PRECINCT #1

[Signature]
COM. PRECINCT #2

[Signature]
COM. PRECINCT #3

[Signature]
COM. PRECINCT #4

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

NOTE: A PORTION OF THIS TRACT IS IN A FLOOD ZONE ACCORDING TO F.I.R.M. MAP NO. 48367C0275E, DATED SEPTEMBER 26, 2008

NOTE: ALL CORNERS ARE SET 1/2" IRON ROD WITH CAP MARKED "PRICE SURVEYING" UNLESS OTHERWISE NOTED

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES

NOTE: THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

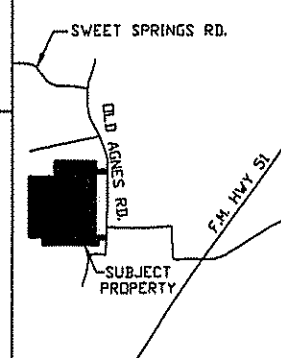
NOTE: WATER WILL BE SUPPLIED BY PRIVATE WATER WELLS

NOTE: SEWER SERVICE WILL BE ON-SITE SEWER FACILITIES SUBJECT TO APPROVAL BY OFFICIALS OF PARKER COUNTY

LENGTHS OF COUNTY ROADS:

- LATIGO WAY - 4727'
- BOSAL LANE - 2257'
- POMMEL COURT - 774'
- CANTLE COURT - 421'
- HACKAMORE COURT - 719'
- LATIGO COURT - 1189'

VICINITY MAP (NOT TO SCALE)



SURVEYOR

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SOUTH OAK AVENUE
MINERAL WELLS, TX 76067
940-325-4841

FINAL PLAT
SADDLECREST
ESTATES, PHASE 2

BEING A SUBDIVISION OF 225.786 ACRES OUT OF THE FRACTIONAL PART OF SECTION NO. 136, T. & P. RR. CO. SURVEY (J.H. LEWIS SURVEY), ABSTRACT NO. 2325 AND SECTION NO. 135, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1520 PARKER COUNTY, TX

PLAT DATE: JUNE 7, 2021

OWNER INFORMATION

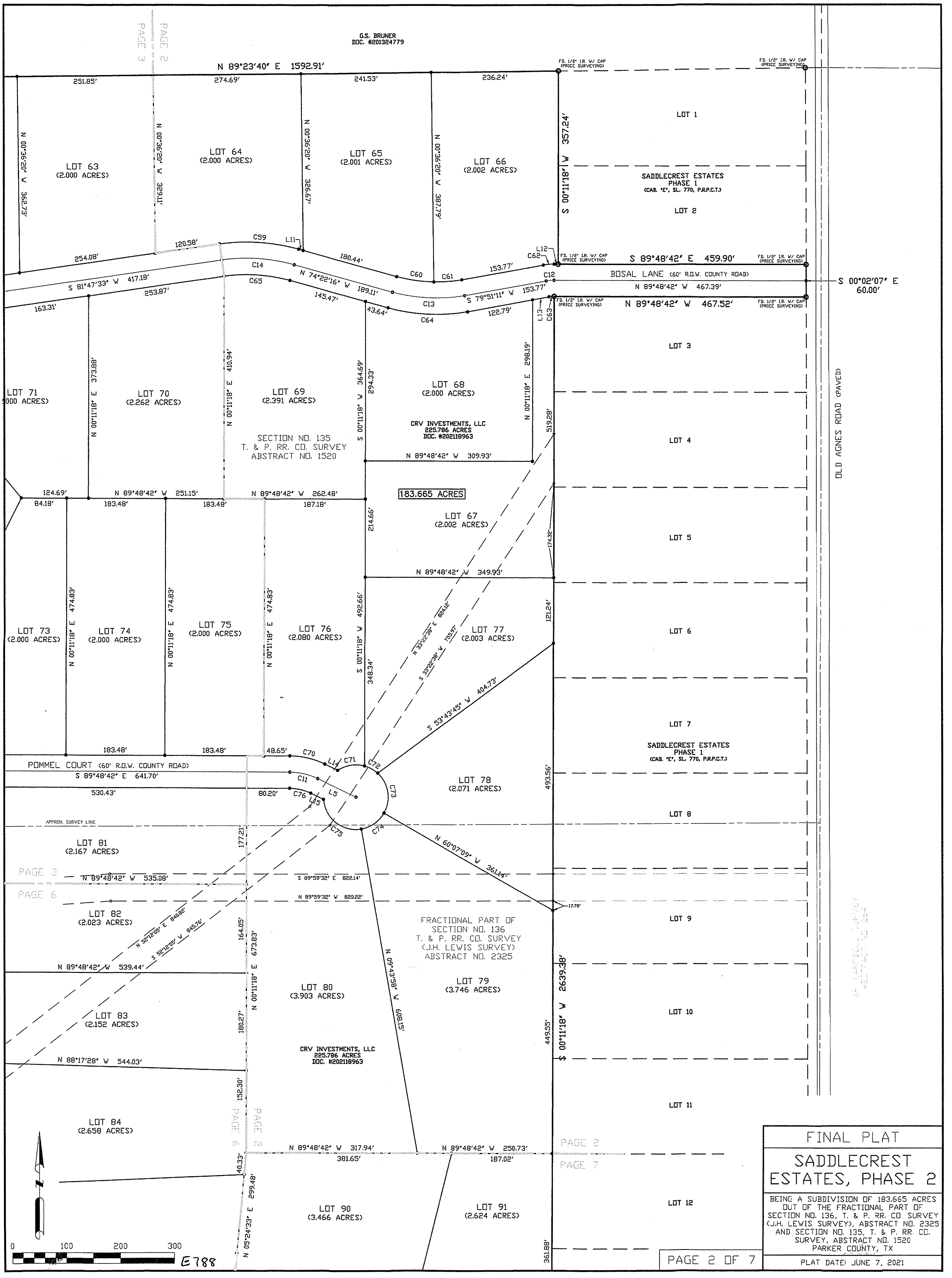
CRV INVESTMENTS, LLC
908 S MAIN ST, STE H
WEATHERFORD, TX 76086
PH. 817-918-3663

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORDS

CABINET E, SLIDE 788

DATE 6-22-21

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OLD AGNES ROAD (PAVED)

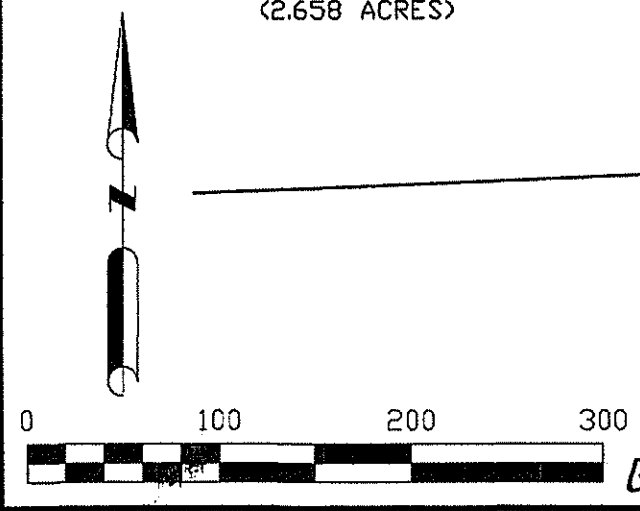
J.H. LEWIS SURVEY
ABSTRACT NO. 2325

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FINAL PLAT
 SADDLECREST
 ESTATES, PHASE 2

BEING A SUBDIVISION OF 183.665 ACRES
 OUT OF THE FRACTIONAL PART OF
 SECTION NO. 136, T. & P. RR. CO. SURVEY
 (J.H. LEWIS SURVEY), ABSTRACT NO. 2325
 AND SECTION NO. 135, T. & P. RR. CO.
 SURVEY, ABSTRACT NO. 1520
 PARKER COUNTY, TX

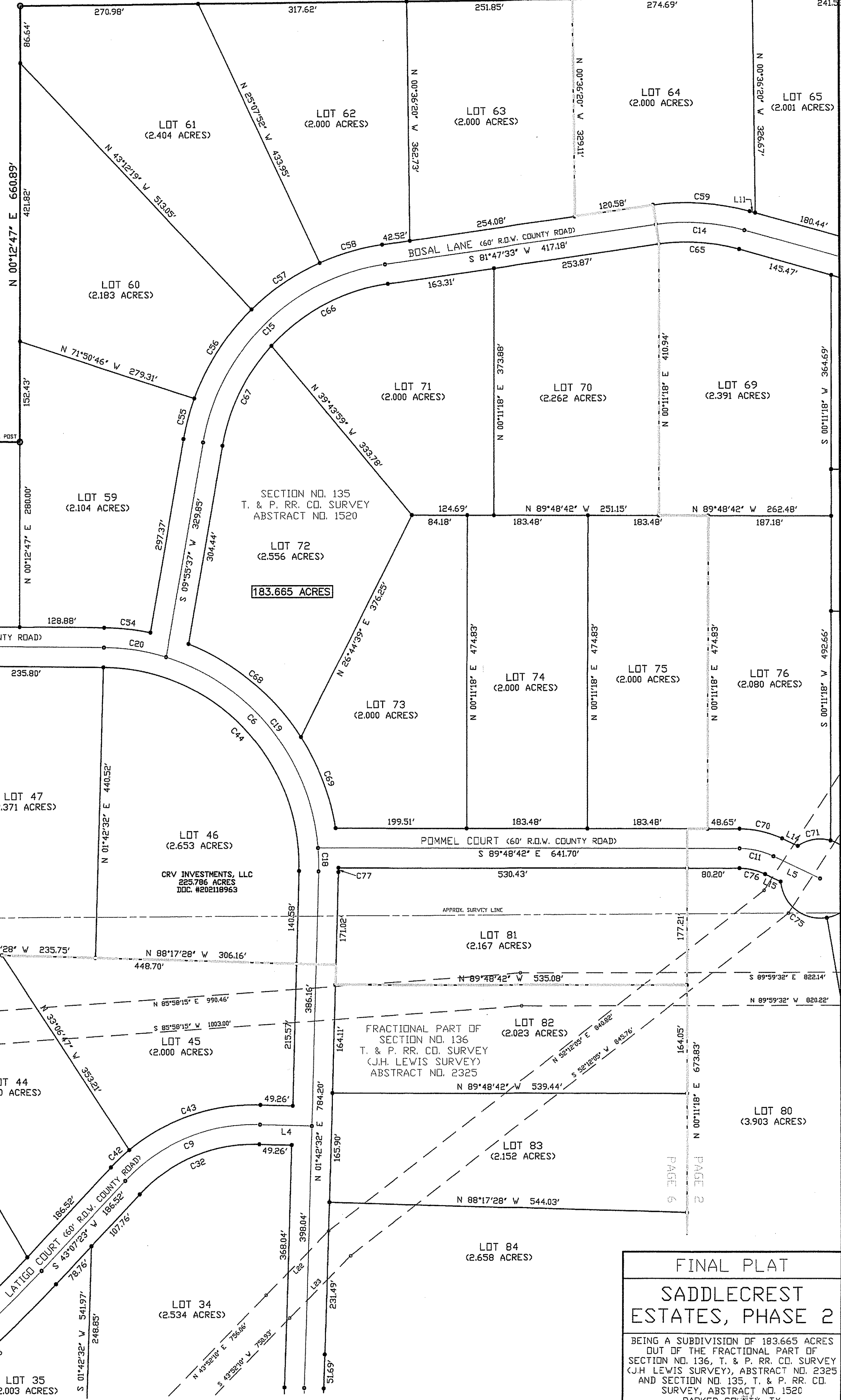
PLAT DATE: JUNE 7, 2021

SECTION NO. 135
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1520

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FD 1/2" IR. W/ CAP
(PRICE SURVEYING)

N 89°23'40" E 1592.91'



FINAL PLAT
SADDLECREST
ESTATES, PHASE 2

BEING A SUBDIVISION OF 183.665 ACRES
 OUT OF THE FRACTIONAL PART OF
 SECTION NO. 136, T. & P. RR. CO. SURVEY
 (J.H. LEWIS SURVEY), ABSTRACT NO. 2325
 AND SECTION NO. 135, T. & P. RR. CO.
 SURVEY, ABSTRACT NO. 1520
 PARKER COUNTY, TX

PLAT DATE: JUNE 7, 2021

J.E. TRACY
11,000 ACRES
DOC. #201308872

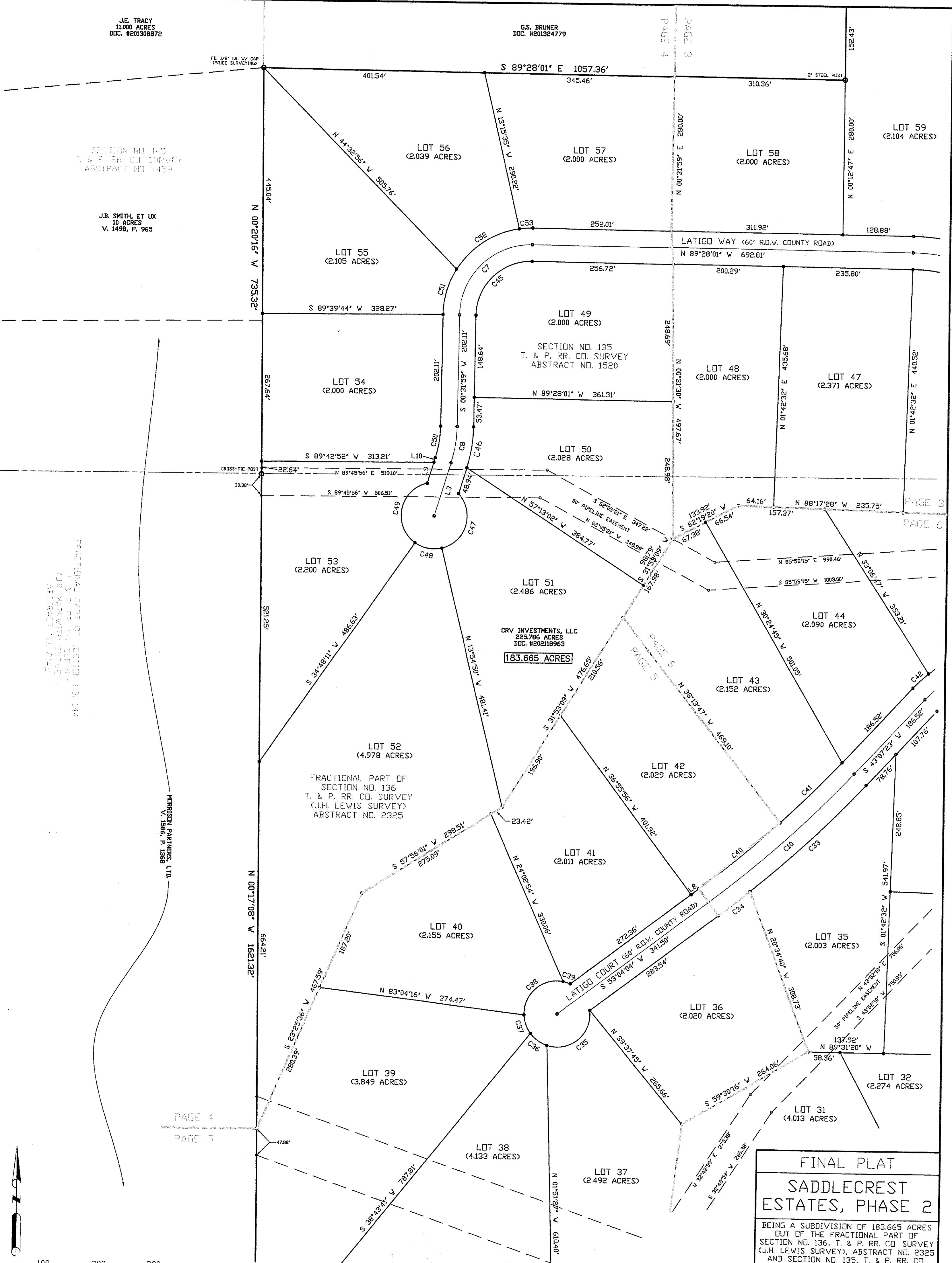
G.S. BRUNER
DOC. #201324779

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F.B. 1/2" IR. V. CAP
(PRICE SURVEYING)

SECTION NO. 145
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1459

J.B. SMITH, ET UX
10 ACRES
V. 1498, P. 965

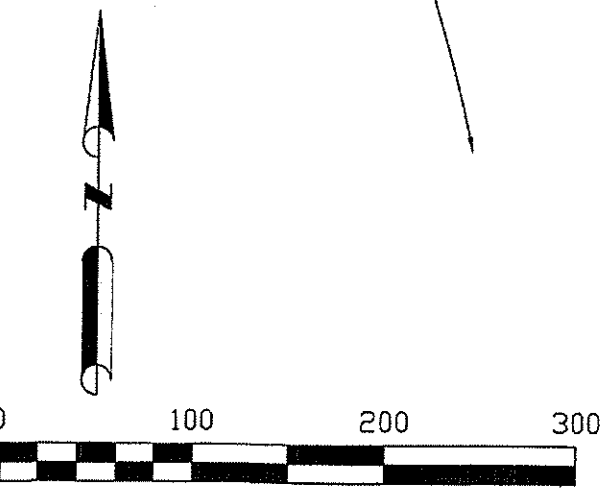


FRACTIONAL PART OF SECTION NO. 144
T. & P. RR. CO. SURVEY
(J.B. SMITH SURVEY)
ABSTRACT NO. 2142

MORRISON PARTNERS, LTD.
V. 1586, P. 1368

CRV INVESTMENTS, LLC
225.786 ACRES
DOC. #202118963
183.665 ACRES

FINAL PLAT
SADDLECREST ESTATES, PHASE 2
BEING A SUBDIVISION OF 183.665 ACRES
OUT OF THE FRACTIONAL PART OF
SECTION NO. 136, T. & P. RR. CO. SURVEY
(J.H. LEWIS SURVEY), ABSTRACT NO. 2325
AND SECTION NO. 135, T. & P. RR. CO.
SURVEY, ABSTRACT NO. 1520
PARKER COUNTY, TX
PLAT DATE: JUNE 7, 2021



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SECTION NO. 145
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1459

LOT 54
(2.000 ACRES)

SECTION NO. 135
T. & P. RR. CO. SURVEY
ABSTRACT NO. 1520

LOT 48
(2.000 ACRES)

LOT 47
(2.371 ACRES)

LOT 46
(2.653 ACRES)

LOT 50
(2.028 ACRES)

LOT 53
(2.200 ACRES)

LOT 51
(2.486 ACRES)

LOT 45
(2.000 ACRES)

LOT 44
(2.090 ACRES)

LOT 52
(4.978 ACRES)

LOT 43
(2.152 ACRES)

LOT 42
(2.029 ACRES)

LOT 34
(2.534 ACRES)

LOT 41
(2.011 ACRES)

LOT 40
(2.155 ACRES)

LOT 35
(2.003 ACRES)

LOT 33
(2.279 ACRES)

LOT 39
(3.849 ACRES)

LOT 36
(2.020 ACRES)

FRACTIONAL PART OF
SECTION NO. 136
T. & P. RR. CO. SURVEY
(J.H. LEWIS SURVEY)
ABSTRACT NO. 2325

LOT 32
(2.274 ACRES)

183.665 ACRES

LOT 37
(2.492 ACRES)

LOT 31
(4.013 ACRES)

LOT 38
(4.133 ACRES)

CRV INVESTMENTS, LLC
225.786 ACRES
DCC #202118963

RANGE TEXAS PRODUCTION, LLC (60' EASEMENT)
V. 2695, P. 449, 2816, P. 337
V. 2839, P. 191

TESCO (ELECTRIC TRANSMISSION LINE)
C100 V. 322, P. 480

N 88°12'40" W 543.30'

P.O.B.

LOT 30
(3.044 ACRES)

LOT 29
(2.530 ACRES)

LOT 28
(2.718 ACRES)

J. JOHNSON SURVEY
ABSTRACT NO. 751

FB. 1/2" IR. W/ CAP
(PRICE SURVEYING)

B.D. POPE & A.J. POPE
V. 2416, P. 342

SW/4 OF SECTION NO. 136
T. & P. RR. CO. SURVEY
(MRS. T.E. LINDSAY SURVEY)
ABSTRACT NO. 2023

FINAL PLAT

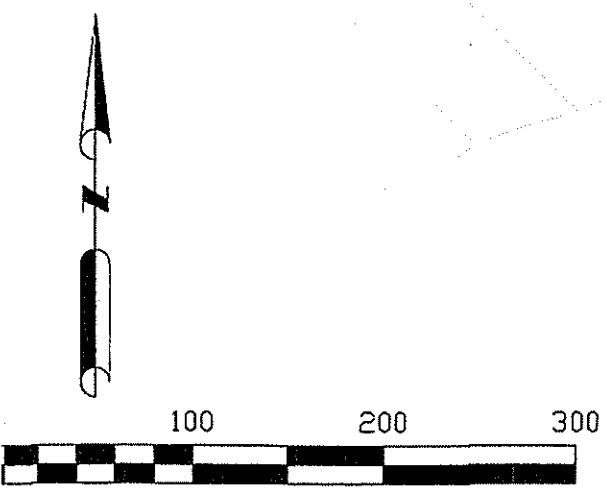
SADDLECREST
ESTATES, PHASE 2

BEING A SUBDIVISION OF 183.665 ACRES
OUT OF THE FRACTIONAL PART OF
SECTION NO. 136, T. & P. RR. CO. SURVEY
(J.H. LEWIS SURVEY), ABSTRACT NO. 2325
AND SECTION NO. 135, T. & P. RR. CO.
SURVEY, ABSTRACT NO. 1520
PARKER COUNTY, TX

PLAT DATE: JUNE 7, 2021

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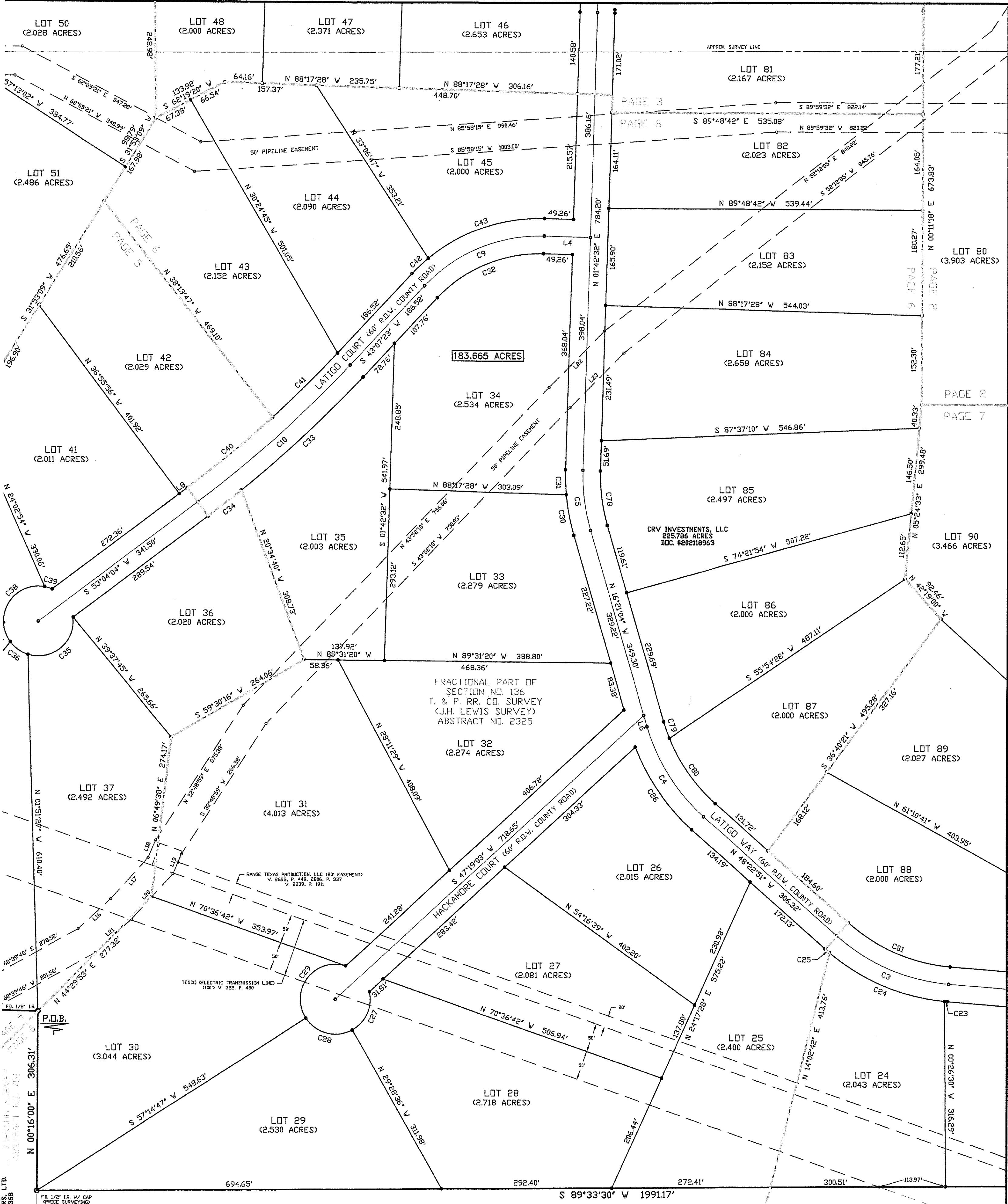


FRACTIONAL PART OF SECTION NO. 144
T. & P. RR. CO. SURVEY
COR. MAP WITH SURVEY
ABSTRACT NO. 1459

MORRISON PARTNERS, LTD.
V. 1566, P. 1888

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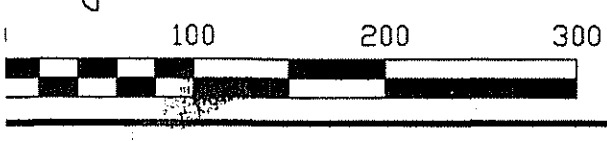
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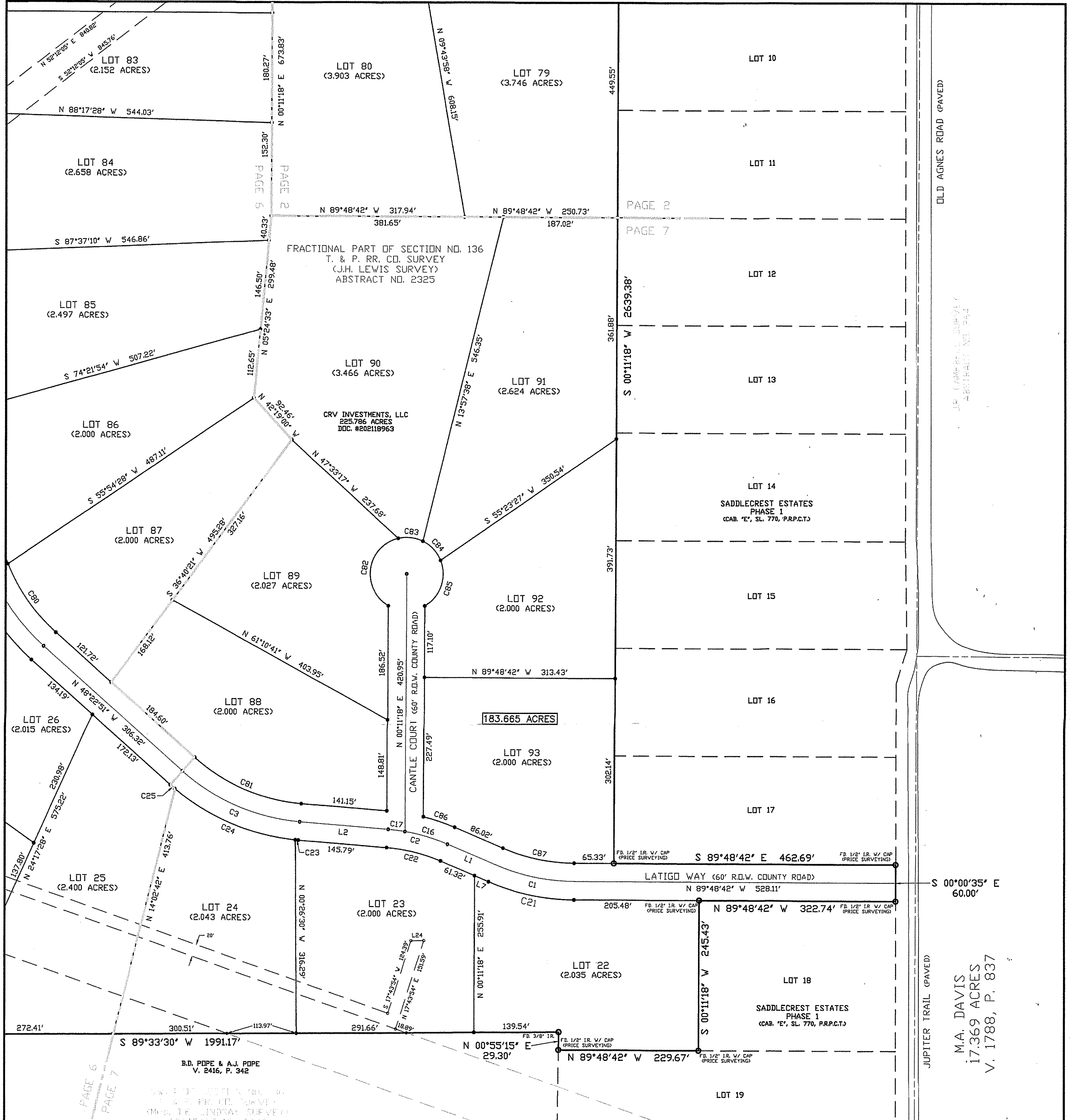
MORRISON PARTNERS, LTD.
 V. 1586, P. 1368
 P.D.B.
 FB. 1/2" LR.
 FB. 1/2" LR. V. CAP (PRICE SURVEYING)

B.D. POPE & A.J. POPE
 V. 2416, P. 342
 SW/4 OF SECTION NO. 136
 T. & P. RR. CO. SURVEY
 MRS. T.E. LINDSEY SURVEY
 ABSTRACT NO. 2325

FINAL PLAT
SADDELCREST
ESTATES, PHASE 2
 BEING A SUBDIVISION OF 183.665 ACRES
 OUT OF THE FRACTIONAL PART OF
 SECTION NO. 136, T. & P. RR. CO. SURVEY
 (J.H. LEWIS SURVEY), ABSTRACT NO. 2325
 AND SECTION NO. 135, T. & P. RR. CO.
 SURVEY, ABSTRACT NO. 1520
 PARKER COUNTY, TX
 PLAT DATE: JUNE 7, 2021



E 788



CURVE	DEGREE OF CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	17°21'44"	300.00	22°59'30"	N 78°18'58" W	191.52	132.42
C2	18°22'27"	311.59	18°32'09"	N 75°06'17" W	180.57	101.01
C3	17°21'44"	300.00	22°59'30"	N 65°03'03" W	189.57	131.13
C4	17°21'44"	300.00	22°59'30"	N 35°21'38" W	182.69	124.48
C5	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C6	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C7	44°04'25"	150.00	50°00'00"	N 45°31'33" W	103.93	50.40
C8	24°54'40"	200.00	16°39'20"	N 08°01'38" W	66.52	35.86
C9	21°11'12"	250.00	13°08'36"	N 67°12'57" W	86.21	45.46
C10	2°29'31"	2000.00	2°56'41"	N 08°00'55" W	55.90	29.24
C11	27°22'47"	150.00	25°35'35"	N 77°00'55" W	53.16	27.50
C12	18°22'27"	311.59	18°32'09"	N 67°12'57" W	14.97	7.99
C13	18°22'27"	311.59	18°32'09"	N 87°15'33" W	13.83	7.36
C14	17°21'44"	300.00	22°59'30"	N 86°17'51" W	14.88	7.89
C15	18°22'27"	311.59	18°32'09"	N 73°35'21" W	16.34	8.73
C16	18°22'27"	311.59	18°32'09"	N 82°39'59" W	27.89	14.99
C17	17°21'44"	300.00	22°59'30"	N 85°01'14" W	14.99	7.99
C18	17°21'44"	300.00	22°59'30"	N 38°35'35" W	370.73	217.58
C19	17°21'44"	300.00	22°59'30"	N 81°07'01" W	95.85	52.19
C20	17°21'44"	300.00	22°59'30"	N 78°18'58" W	144.46	80.39
C21	17°21'44"	300.00	22°59'30"	N 65°03'03" W	189.57	104.08
C22	17°21'44"	300.00	22°59'30"	N 45°31'33" W	182.69	124.48
C23	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C24	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C25	17°21'44"	300.00	22°59'30"	N 45°31'33" W	182.69	124.48
C26	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C27	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C28	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C29	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C30	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C31	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C32	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C33	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C34	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C35	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C36	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C37	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C38	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C39	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C40	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C41	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C42	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C43	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C44	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C45	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C46	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C47	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C48	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C49	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C50	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C51	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C52	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C53	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C54	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C55	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C56	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C57	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C58	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C59	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C60	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C61	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C62	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C63	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C64	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C65	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C66	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C67	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C68	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C69	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C70	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C71	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C72	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C73	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C74	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C75	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C76	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C77	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C78	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C79	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C80	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C81	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C82	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C83	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C84	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C85	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14
C86	17°21'44"	300.00	22°59'30"	N 05°15'16" W	180.59	104.08
C87	17°21'44"	300.00	22°59'30"	N 47°32'23" W	171.63	93.14

LINE	BEARING	DISTANCE
L1	N 64°42'34" W	86.00'
L2	N 89°22'21" W	125.79'
L3	S 1°17'18" W	168.99'
L4	N 86°17'28" W	193.26'
L5	S 64°13'07" E	78.48'
L6	N 18°21'04" W	201.89'
L7	N 55°54'15" W	144.69'
L8	N 53°04'04" E	17.18'
L9	N 17°11'08" E	39.87'
L10	N 17°11'08" E	39.87'
L11	S 72°58'15" E	85.7'
L12	S 89°48'42" E	462.69'
L13	N 89°48'42" W	528.11'
L14	N 89°48'42" W	322.74'
L15	S 00°11'18" W	245.43'
L16	N 41°50'11" E	74.69'
L17	N 48°10'19" E	95.27'
L18	N 29°17'41" E	32.37'
L19	N 29°17'41" E	32.37'
L20	N 42°35'51" E	135.82'
L21	N 42°35'51" E	135.82'
L22	S 44°35'51" E	135.82'
L23	S 44°35'51" E	135.82'
L24	S 89°22'30" W	210.7'

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Lila Deakle
202124601
06/22/2021 02:44 PM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

FINAL PLAT
SADDLECREST ESTATES, PHASE 2
BEING A SUBDIVISION OF 183.665 ACRES OUT OF THE FRACTIONAL PART OF SECTION NO. 136, T. & P. RR. CO. SURVEY (J.H. LEWIS SURVEY), ABSTRACT NO. 2325 AND SECTION NO. 135, T. & P. RR. CO. SURVEY, ABSTRACT NO. 1520 PARKER COUNTY, TX
PLAT DATE: JUNE 7, 2021